

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 Vickers Avenue, Strathmore Heights Vic 3041

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$830,000 & \$880,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Strathmore Heights

Period - From 01/07/2025 to 30/06/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Northrop Ct STRATHMORE HEIGHTS 3041	\$820,000	11/04/2026
2	12 William St GLENROY 3046	\$853,000	11/04/2026
3	19 Fran St GLENROY 3046	\$860,000	01/04/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/07/2026 15:43



Property Type: House (Previously Occupied - Detached)
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$880,000
Median House Price
Year ending June 2026: \$1,100,000

Comparable Properties



5 Northrop Ct STRATHMORE HEIGHTS 3041 (REI/VG)

Agent Comments



Price: \$820,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 582 sqm approx



12 William St GLENROY 3046 (REI/VG)

Agent Comments



Price: \$853,000
Method: Auction Sale
Date: 11/04/2026
Rooms: 5
Property Type: House (Res)
Land Size: 586 sqm approx



19 Fran St GLENROY 3046 (REI/VG)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 01/04/2026
Property Type: House (Res)
Land Size: 557 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655